



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing the City Manager to Execute an Addendum to the Professional Services Agreement with 360 Architects for Civil Engineering Services for the Grape Bowl Renovation Project

MEETING DATE: January 7, 2008

PREPARED BY Parks and Recreation Interim Director


RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute an addendum to the professional services agreement with 360 Architects for civil engineering/architecture services in the amount of \$38,500 for the Grape Bowl Renovation project.

BACKGROUND INFORMATION: On November 5, 2008 City Council approved the contract with 360 Architects of San Francisco. As the contract specified, 360 Architects requested proposals from various companies to provide survey and civil engineering services for this project at additional cost. It was determined by 360 Architects that ARUP of San Francisco would provide the most cost-effective services while maintaining the quality standards set by the City for this service.

The City Council previously appropriated \$225,000 for the project. A copy of the ARUP addendum, scope of services and fee proposal, is attached. Upon approval, the project will have \$49,200 available for contingencies.

FISCAL IMPACT: \$38,500. The amount is within budget.

FUNDING AVAILABLE: CDBG funds previously appropriated.


Kirk Evans, Budget Manager


James M. Rodems
Interim Parks and Recreation Director

APPROVED: 
Blair King, City Manager



Addendum to Owner-Architect Agreement

To: Jim Rodems
Client: City of Lodi
Project Name: Lodi Grape Bowl Phase I Renovation
Project Number: 087350.00

Addendum Number: 2
Date: December 22, 2008

Per our recent conversation, this Addendum is part of, and incorporated by reference into, our Owner-Architect Agreement ("Prime Agreement") dated 12/5/2008, and is subject to and governed by all the terms and conditions of the Prime Agreement unless modified in writing.

Scope of Work: Place the Civil Engineer consultant under the responsibility of the Architect.
The Civil Engineer will contract directly with the Architect.

Compensation: Lump Sum of \$35,000 for Civil Engineering Services (see attached document from Arup)
Lump Sum of \$3,500 for Architectural Services

**Estimated
Schedule:** No Change

**Special
Provisions/
Remarks:**

**Reason for
Addendum:** Client has requested that specialty consultants required to complete the Phase I Renovation documents be included under the Architect's scope of responsibility.

Requested By: Client

If this Addendum is acceptable, please return one fully executed original to our office. Please contact me with any questions or comments.

By: Ian Glidden
Title: Project Manager
Date: December 19, 2008
Company: 360 Architecture Inc.

By: _____
Title: _____
Date: _____
Company: City of Lodi

Our ref HA
Date December 18, 2008

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ARUP

Grape Bowl Renovation - Phase 1 – Utility Survey and Civil Engineering

Dear Ian,

Thank you for the meeting last week. As discussed, we are pleased to submit the following proposal for Civil engineering services for phase 1 of the renovation to the existing Grape Bowl stadium in Lodi, California. This proposal is based on our conversation on November 25th, 2008. Arup's client for this work will be 360 Architects.

Introduction

The existing sports field is surrounded by a berm. The berm is approximately 40 feet wide and 20 feet high. There are currently 2 bathroom facilities, built in the 1940's, located on either side of the field along the long direction.

The primary purpose of the renovations is to begin to address the facilities' accessibility issues. The work will include re-grading, replacing existing bathrooms with new facilities and tunneling through the existing berm to accommodate a ground level / plaza entrance into the facility. Arup has been requested to provide a proposal for the Civil engineering services.

The existing and anticipated uses of the Grape Bowl facility include High School Football, Club Soccer, Club Lacrosse, Concerts, Farmer's and Flea Markets, annual events like Wine festival, Marching Band practice facility, and Graduation ceremonies.

Schedule

The design phase of the project is to be completed by the first quarter of 2009. The schedule for the interim submittals is:

- December 31st – Concept/Schematic Submittal
- January 31st - Design Development (DD) Submittal
- April 15th – Bid Set Submittal

Scope of Work

The Civil work includes participation in design and review meetings with the Architect and other team members, coordination with other disciplines and development and production of Plans and Specifications for bidding.

Specific scope items include:

- Site Topographic and existing utility plans. Please note that Arup proposes to utilize a local Lodi firm to perform surveying services and topographic plan preparation upon award of the contract. A placeholder fee for surveying services is included below, subject to confirmation by the surveyor.

- Stormwater Pollution Prevention Plan (SWPPP) documentation in accordance with State of California and City of Lodi requirements.
- Demolition plans that document items to be removed at the site-wide scale
- Grading and drainage plans to document the regrading of the existing stadium embankment. Drainage plans will conform to the requirements of the National Pollution Discharge Elimination System (NPDES) and the City of Lodi's Stormwater Development Standards Plan.
- The grading study will include an analysis of the potential to utilize berm material to add a crown and/or raise the elevation of the playing surface.
- Identification of a future Entry Plaza layout. During the schematic design stage, a conceptual entry plaza layout will be developed. The grading plans will accommodate the future design and construction of the conceptual entry plaza. Future emergency vehicle access to the entry plaza area will be considered.
- Accessibility improvements will be identified during scheme design, and incorporated into the construction documentation. Anticipated improvements include at-grade ramps and curb-cuts.
- Wet utility connections (potable water and sanitary sewer). The connections to existing utilities required to serve the new restroom facilities will be identified. .

Assumptions

The above proposal includes the following assumptions:

1. One revision to the plans and specifications will be required, following plan checking by the City of Lodi.
2. The existing water and sewer utilities serving the current stadium complex have sufficient capacity to serve the new facilities.
3. The existing water and sewer utilities are located within close proximity to the proposed facilities. Should new sewers, water mains and associated lift stations be required, these can be provided as additional services.
4. An Associate Civil Engineer will attend the following meetings: One kick-off meeting / site visit in Lodi; one team meeting during concept design; one team meeting during design development; one team meeting during construction documentation.

The following services are not included in this proposal, but could be provided as additional services by Arup, or by a sub-consultant, if required:

1. Subsurface hazardous materials investigation
2. Environmental assessment documentation
3. Dry utility design (electrical, gas, I.T external plant).
4. Detail design of the entry plaza area.
5. A preliminary analysis of the pros/cons associated with installing a FieldTurf™, or equivalent, artificial surface and associated drainage system.
6. Structural design of a new pedestrian access tunnel through the existing berm.
7. Structural design of new stairways or bridges that may be incorporated during the SD phase.
8. Fire hydrants and fire main layout for future stadium
9. Analysis and design of off-site utility improvements required to service the site if existing utilities have insufficient capacity.
10. Landscaping and irrigation design
11. Title Company reports, services and fee
12. Tentative or Final Mapping, including legal descriptions / private easement exhibits
13. Special / Service district annexation
14. Governmental and public agency fees, including filing and map check fees
15. Bid support services
16. Construction Administration services, including site visits, responding to RFI's, reviewing shop drawing submittals and assisting Architect with construction change orders.

Fees

Topo and Utility survey	\$20,000 (placeholder amount to be confirmed by surveyor)
Civil	\$35,000

Please see our standard contract terms and conditions and our hourly rates attached to this proposal.

We look forward to working with you on this project.

Yours sincerely



Stephen Burrows
Principal

RESOLUTION NO. 2009-01

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE
AN ADDENDUM TO THE PROFESSIONAL SERVICES
AGREEMENT WITH 360 ARCHITECTS FOR CIVIL
ENGINEERING SERVICES FOR THE GRAPE BOWL
RENOVATION PROJECT

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WHEREAS, on November 5, 2008, the City Council approved the contract with 360 Architects of San Francisco, California; and

WHEREAS, as a function of this contract, 360 Architects performed an informal request for proposals from various companies to provide survey and civil engineering services for this project, and it was determined by 360 Architects that ARUP of San Francisco, CA, would provide the most cost effective services while maintaining the quality standards set by the City for this service.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute the addendum to the contract in an amount not to exceed \$38,500.

Date: January 7, 2009

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I hereby certify that Resolution No. 2009-01 was passed and adopted by the Lodi City Council in a regular meeting held January 7, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katzakian, and
Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Mounce

ABSTAIN: COUNCIL MEMBERS – None


BANDI JOHL
City Clerk